

**MULTI-PURPOSE ROOM**

5:15 P.M.

**CITY COUNCIL PLANNING MEETING**

- a. Proscenium Update [Randy Sant] [:09:42 PM](#)
- b. Report: Hanging Flower Pots Main Street/Center Street/ Promenade [Nancy Shay]
- c. Report: Marquee at the Expo Center [John Hiskey]
- d. Library Expansion Report [Byron Jorgenson]
- e. Council Travel Policy [Phil Glenn]
- f. Update: Purchase of Public Works/Public Utilities Facility [:18:13 PM](#)

**MINUTES**

**SANDY CITY COUNCIL MEETING**

Sandy City Hall - Council Chamber Room #211  
10000 Centennial Parkway  
Sandy, Utah 84070

**November 11, 2008**

Meeting was commenced at 7:00 p.m.

**PRESENT:**

**Council Members:** Chairman Scott Cowdell, Vice Chairman Stephen Smith, Bryant Anderson, Steve Fairbanks, Chris McCandless, Linda Martinez Saville, and Dennis Tenney

**Mayor:** Tom Dolan

**Others in Attendance:** CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Public Utilities Director Shane Pace; Public Works Director Rick Smith; Economic Development Director Randy Sant; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Fire Chief Don Chase; Parks & Recreation Director Nancy Shay; Assistant Parks and Recreation Director Scott Earl; Parks Superintendent Dan Medina; Administrative Services Director Art Hunter; Council Office Director Phil Glenn; Council Office Manager Pam Lehman, Council Executive Secretary Wendy Densley

**CITY COUNCIL MEETING**

1. **OPENING REMARKS/PRAYER/PLEDGE** [:04:23 PM:](#)

The Prayer was offered by **Council Office Director Phillip Glenn**, and the Pledge was led by **American Legion District Eight Commander Bill Dunlap**, Commander Dunlap presented a tribute to all Veterans on behalf of Veterans Day.

2. **CITIZEN(S) COMMENTS:**

a. There were no Citizen Comments.

**Public Hearing**

3. **DRAPER CITY BOUNDARY ADJUSTMENT** 7:05 p.m. **James Sorensen**

Public Hearing for the purpose of receiving public comment with regard to the proposed Draper City Boundary Adjustment. The City Council had previously adopted Resolution #08-55 C indicating the Council's intent to adjust the boundary that Sandy City has in common with Draper City. The property is located at approximately 2751 East 11851 South. The boundary adjustment comprises a parcel of 10 acres in size, which is proposed to be deleted from the corporate boundary of Draper City in favor of Sandy City. [:09:27 PM](#)

**Planning Director James Sorensen** reported that Sandy City and Draper City are considering adjusting their common boundary in an area located at the extreme southeast corner of the City (see attached maps). The subject property (Willow Canyon) is owned by Sandy City and is adjacent to the south portion of the Hidden Valley Park located in Sandy City. The property was recently purchased from a private owner and

will be protected by a Conservation Easement. The purchase of this property will facilitate the connection of the Bonneville Shoreline Trail between Sandy and Draper. Sandy City also intends to have a master plan developed that will promote consistency in uses with the Hidden Valley Park.

The state code allows cities to adjust their common boundaries by following a process similar to annexation, but with less stringent requirements:

The City Council of each municipality must **adopt a resolution** indicating the intent to adjust a common boundary.

- A **public hearing** must be held not less than 60 days after the adoption of the resolution.
- Published notice must be made once a week for three successive weeks.
- The City Council of each municipality must **adopt an ordinance** adjusting the common boundary, unless a written protest is received.
- The ordinances **become effective** only after both municipalities adopt ordinances.
- After adjusting the boundary, the municipalities shall **file with the recorder a plat** prepared by a licensed surveyor showing the new common boundary.

## ANALYSIS

The subject property provides a unique open space along the developed eastern edge of Sandy and Draper City. It is an important buffer between the developed areas and the foothills and slopes of the Wasatch Mountains. As a natural park, it will offer recreational opportunities for residents of all ages and abilities as well as public educational opportunities. In conjunction with the Hidden Valley Park, a trailhead and new connection to the Bonneville Shoreline Trail will be provided.

The **Draper City Council** has tentatively given their approval for this change, subject to them adopting a resolution and holding a public hearing. Once the City Council of both cities have done the above, ordinances can then be approved which will execute the boundary adjustment. Sandy City will take care of the legal description and recordation of the boundary adjustment plat.

The zoning of the property needs to take place along with the approval of the boundary adjustment. Sandy City **zoning** in the area is designated as OS (Open Space). This is a zone that was applied several years ago to the Hidden Valley Park. **Because the subject property will become an extension of the Hidden Valley Park, staff would recommend that the property in question be zoned OS in order to be consistent with the existing zoning of Hidden Valley Park.**

The boundary adjustment is being considered by the City for the following reasons/findings:

1. The boundary change will help accommodate an open space area (conservation easement) that will become part of the Hidden Valley Park. Also providing a critical connection in the Bonneville Shoreline Trail between Sandy and Draper.
2. Sandy City currently provides services to the area and also can serve the new area in question.
3. The boundary change can be accommodated without confusion or an interruption in municipal services. The property is currently vacant and will remain as an open space passive park area much like Hidden Valley Park.
4. The boundary change is not in conflict with the **Sandy City General Plan**.
5. Sandy City and Draper are trying to work together in a cooperative manner for the **mutual benefit** of both communities.

## Staff Recommendation

It is recommended that the Sandy-Draper City Boundary Adjustment be approved, based upon findings listed under the "Analysis." It is also recommended that the OS (Open Space) Zone be attached to the property.

**Chairman Cowdell** opened the Public Hearing. [:14:07 PM](#)

**Phil Glenn** asked that the Public Hearing remain open through the meeting in the event some people wishing to make a comment arrive late since this public hearing is at a different location other than City Hall. [\*\* Note: At the end of the City Council Meeting, Chairman Cowdell closed the Public Hearing.]

**Chris McCandless** felt that the boundary adjustment would be a great benefit to the community. He asked Nancy Shay when the anticipated date was for completion of the bridge. [:15:00 PM](#)

**Nancy Shay** reported that that Scott Earl has been working with the contractor and would be able to further address the question. [:15:42 PM](#)

**Scott Earl** reported that the bridge is being constructed at the Park's maintenance shop and if weather permits, the bridge will be constructed in sections on site this fall.

**Chris McCandless** stated that he would like to participate in helping assemble the bridge. He also asked that a sign be placed at the Little Willow Trail cut off since it is the only way to access the Big Willow Trail. He also felt that a friendlier sign should be placed on the Draper Irrigation gate. [:16:41 PM](#)

**Nancy Shay** asked if he meant the sign that is over the top between Big Willow and Little Willow.

**Chris McCandless** indicated that the trail is quite steep and it is difficult to describe the location if an individual does not know where it is located. He also expressed appreciation for the Wilderness Boundary System. He felt that posting a similar sign to that in Little Willow Canyon would prevent people from camping in the area.

**Steve Fairbanks** felt that it was only appropriate to adjust the boundary in Sandy's favor since the City purchased the 10 acres of property to complete our portion of the trail system.

**Dennis Tenney** stated that he was very supportive of the boundary adjustment.

**Linda Martinez Saville** stated "It's about time".

**Bryant Anderson** noted that the ten acres of property was previously privately owned and the property owner would not allow people to pass through his property to access the Bonneville Trail. Procuring the property will allow the City to finally connect their portion of the trail system into the Bonneville Trail.

The City plans to complete the portion north up to Bell Canyon reservoir. [:18:02 PM](#)

**Motion:** **Chris McCandless made the motion that the** City Council adopt Ordinance #08-30 adjusting the boundary between Sandy City and Draper City at approximately 2751 East 11851 South, transferring 10.0 acres of property from within the corporate boundary of Draper City into Sandy City, establishing zoning for the

transferred area, and providing a severance and effective date for the Boundary Adjustment. [:25:27 PM](#)

**Second:** Linda Martinez Savile

**Vote:** McCandless-Yes, Saville- Yes, Fairbanks-Yes, Tenney-Yes, Anderson- Yes, Smith- Yes, Cowdell-Yes.

**Motion Approved:** All in Favor

**COUNCIL ITEMS:**

4. **Snow College Contribution – Top of the Mountain Bowl** [\$5,000] [Korbin Lee]  
**Resolution #08-68 C** –transferring funds within the General Fund.

**Motion:** Chris McCandless made the motion to adopt Resolution #08-68 C, transferring funds within the General Fund for the Top of the Mountain Bowl.

**Second:** Dennis Tenney

**Vote:** McCandless- Yes, Tenney- Yes, Smith- Yes, Anderson- Yes, Smith- Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes.

**Motion Approved:** All in Favor

5. **Budget Reduction – Capital Project Fund** [ \$1,458,243]  
**Resolution #08-98C** – a resolution reducing total appropriations within the capital projects fund.

**Motion:** Linda Martinez Saville made the motion to adopt Resolution #08-98 C, reducing total appropriations within the Capital Projects Fund.

**Second:** Chris McCandless

**Vote:** Saville- Yes, McCandless- Yes, Fairbanks- Yes, Tenney- Yes, Smith- No, Anderson- Yes, Cowdell-No.

**Motion Approved:** 5 in favor- 2 opposed

**Note:** Mr Cowdell stated that he voted no because he does not agree that money should be taken from the Community Center because the City has been working for years to build this account.

6. **Funds Transfer: Days of 47 Horse Parade** [\$2,000] [Scott Bond]  
**Resolution # 08- 100 C** – transferring funds within the General Fund.

**Motion:** Steve Fairbanks made the motion to adopt Resolution #08-100 C, transferring funds within the General Fund. [:22:54 PM](#)

**Second:** Bryant Anderson

**Discussion on the Motion:**

Stephen Smith asked for an explanation as to why the requested amount increased this year.

Scott Bond noted that the \$2,000 amount was what the American Legion asked for this year.

**Vote:** Fairbanks- Yes, Anderson- Yes, Smith- Yes, Tenney- Yes, McCandless-Yes, Saville- Yes, Cowdell-Yes.

**Motion Approved:** All in Favor

7. **Funds Transfer: Automall Drive to [9400 South State to Monroe]** [\$293,826] [Rick Smith]  
**Resolution #08- 101 C** – transferring funds within the Capital Projects Funds.

**Motion:** Dennis Tenney made the motion to adopt Resolution #08-101C, transferring funds within the Capital Projects Funds.

**Second:** Chris McCandless

**Vote:** Tenney- Yes, McCandless-Yes, Saville- Yes, Fairbanks- Yes, Anderson- Yes, Smith- Yes, Cowdell-Yes.

**MINUTES:**

8. Approving the **October 28, 2008** City Council Meeting Minutes.

**Motion:** **Bryant Anderson** made the motion to approve the October 28, 2009 City Council Meeting Minutes.

**Second:** **Linda Martinez Saville**

**Vote:** **The Council responded verbally in the affirmative to the motion.**

**ADJOURN AND CONVENE INTO:**

**\*\*\*ALTA CANYON QUADRANT MEETING\*\*\*** [:25:27 PM](#)

1. **INTRODUCTIONS:** Council, Mayor, Department Heads, Planning Commission, and Community Coordinators [:26:26 PM](#)

**Shauna Robach**, 2879 East 9200 South, a member of the Alta Canyon Board, noted that other board members were unable to attend the quadrant meeting since many of them were out of town.

2. **Mayor Tom Dolan:** State of the City Overview [:27:06 PM](#)

Mayor Dolan invited each of the Council members to introduce themselves and describe the Districts they represent. Chairman Cowdell noted that Bryant Anderson is going on his twenty fourth year as a City Council member, along with Dennis Tenney who is entering his twenty second year, Scott Cowdell, entering his twentieth year, Linda Martinez Saville entering her twelfth year, Steve Fairbanks entering his sixth year, Stephen Smith entering his third year, and Chris McCandless entering his fifth year. This is a very experienced Council. Mayor Dolan is entering his sixteenth year as Mayor along with CAO Byron Jorgenson who is entering his twenty second year with the City.

**CAO Byron Jorgenson** introduced each of the department heads and invited the public to address their concerns with them. [:32:06 PM](#)

**Marsha Millet, Executive Assistant to the Mayor**, introduced the Community Coordinators for the Alta Canyon Quadrant. The seven community coordinators are as follows: Kevin Boogert, Area 15, Susie Austin, Area 16, Doug Darrington, Area 17, Mike Edmonds, Area 18, Sonja Clarke, Area 19, Tracy Figueroa, Area 20, and Sue Foster, Area 21. She indicated that the City would not have the present high quality of communication with the residents without the coordinators and the time they volunteer to keep residents informed of happenings in the City and in their area, and to make the City a better place to live.

**Mayor Dolan** presented an overview on the State of the City. Despite the overall state of the economy, unemployment rates in the State of Utah are only at 3.7%, which is very good compared to other areas in the Country. Sales tax collections, however, are down and are a major source of income for the City. A recent article was printed in the Sandy Journal and sent to the residents explaining how property taxes are allocated. Approximately 10% of total assessed property tax comes to the City with the vast bulk going to other taxing entities. Sandy City has not raised property taxes in over 23 years. One of the reasons Utah's property taxes are higher than the national average is due to the large number of children who are enrolled in our schools. [:38:31 PM](#)

Because of declining revenues the Administration proposed a 1% budget cut from all

departments. The budget resolution adopted earlier was for that purpose. The Administration will also ask for another 1% cut next year. There are no plans to lay off any employees.

The City has a 12% cash reserve or "rainy day" fund for hard times or emergencies [i.e. natural disasters]. The State requires municipalities to carry at least 5%. The fund will not be tapped into unless the economy goes into a long recession. Most recessions the City has experienced have lasted a year to a year and half. It appears many people have stopped purchasing items and have become more frugal over concerns for the economy.

Even though there is a recession, there is some development taking place in the Civic Corridor. There will be more projects coming to the City once the credit market eases up.

Sandy City is ranked as one of the best places to live in the US by Money Magazine, 2006 and 2008. The City is also ranked the 34<sup>th</sup> safest city in the US. For the tenth straight year it has had a ranking in the top 50. There will be a fourth Trax station located at 11400 South and 300 East. Also, a Front Runner station is planned at 10200 South at approximately 500 West.

The current population of the City is approximately 96,070. Sandy is the fifth largest city in Utah. The projected population density dividing line in the valley will be 8000 South by 2012; by 2015 the dividing line will be 9000 south.

He reviewed the new projects that have come on line within the last year: Union Heights, The Ridges, new retail at the Little Cottonwood Center, expansion of the Alta View Hospital Surgical Center, Sandy Village, Quarry Bend [Gravel Pit], Commons @ South Towne, the relocation from Salt Lake Sandy of the Ethan Allen Furniture Store, Arbor Plaza, phases II-V of the Sandy Park Center, The Board of Realtors Building, Workers Compensation Fund building, The Hilton Garden Inn, Hyatt Summerfield Suites, and the Rio Tinto Stadium.

The Proscenium is projected to be a \$600 million project that will include towers that are 30+ stories high with retail, office condos, a Broadway style theater, art walk, and a potential ice rink.

The Mayor reviewed recent road construction projects that are funded from State and Federal Grants. Improvements are scheduled for 1300 East in 2010. Upcoming projects within the next 3-5 years will include improvements to 10600 South up to 2000 East, along with a new freeway interchange at 11400 South. [Ref: Exhibit "A"] :09:44 PM

The Fourth of July festivities have been very successful, along with the Days of '47 Horse Parade, The Balloon Festival, Heritage Festival, concerts, and events at Rio Tinto stadium.

3. **Community Development Director Mike Coulam:** Overview of Development occurring in the City including: Retail, Commercial, Professional Business, and Residential.

**Community Development Director Mike Coulam** reported that development in the Alta Quadrant has slowed because of the current economy. Some infill housing projects are underway. There are two undeveloped parcels of ground left in the area: south of the Home Depot at the Little Cottonwood Center, and a vacant parcel located near the Sandy Library on 1300 East and Sego Lily Drive. :10:23 PM



4. **Public Utilities Director Shane Pace:** Overview of improvements to Culinary Water Operations, Street Lights, and Storm Water.

**Public Utilities Director Shane Pace** said that the Public Utilities Department is responsible for water and street light service in the City. A number of projects have taken place over the last year in the Alta Canyon Quadrant. The Granite Tank, just off Little Cottonwood Road, is under construction; approximately 50% completed. The five million gallon tank will service the north eastern portion of the city. The department is also in the process of rebuilding three other wells in the area: The Little Cottonwood Well, The Canyon Village Well, and the Richards Ditch Well. Many residents experienced some inconvenience during the installation of the new water line along Sego Lily Drive and Highland drive to the Zone 5 tank. Water that comes into this line comes from the Point of the Mountain Aqueduct because the Little Cottonwood Treatment Plant is going through some renovations at this time. He invited the public to ask questions they may have following the quadrant meeting. [:11:53 PM](#)

5. **Public Works Director Rick Smith:** Overview of City Roads, New Construction, Maintenance, Snow Removal, Transportation issues, and Spring/Fall Clean-up Programs.

**Public Works Director Rick Smith** reported that the Public Works Department is in charge of the semi annual Spring and Fall Clean-up. The Department opened an ABOP facility [antifreeze, batteries, oil and paint] five days a week from 7:30 a.m. to 5:00 p.m. Sandy works in conjunction with Salt Lake County for hazardous waste collection [pesticides and pharmaceuticals] during the summer months. [:13:50 PM](#)

6. **Parks & Recreation Director Nancy Shay:** Proposed long-term additions and improvements to the City's Parks, Trails, Recreation Programs, and Cultural Arts Facilities. [:15:50 PM](#)

**Parks & Recreation Director Nancy Shay** reported that Scott Earl and Dan Medina were also present to answer any questions. She presented a handout on the Parks and Recreation General Information & Projects, along with a copy of the Sandy Parks and Recreation October newsletter. [Ref: Exhibit "B"]

7. **Police Captain Ed Moyer:** Police Operations Update [:16:35 PM](#)

**Captain Moyer** reported that a video camera system has been implemented in various locations throughout the City: intersections, parks, and water tanks. The department has also received a federal grant for the CARL [Children at Risk Intervention] Program to help reduce the cycle of child abuse. The funding also provides for the Youth Court Program along with a mentoring program that assists youth who have difficulties in their lives. He introduced Lieutenant Mitch Howard, who is the officer over the Alta Quadrant, along with Amy Bryant who is the Crime Prevention Coordinator.

8. **Fire Chief Don Chase:** Fire Operations Update [:18:46 PM](#)

**Fire Chief Don Chase** said that the Fire Department provides medical and fire service from five stations in the City. Stations 32 and Station 35 service the Alta Quadrant area. The Department responded to over 6,000 calls last year; 70% of the calls were medical issues. The department recently purchased a monitor that can detect when a patient is having a heart attack. This will help forego a trip to the emergency room and get the patient directly to the hospital surgery/coronary unit. The goal is to have the patient to

the hospital and surgery completed within 90 minutes of a heart attack.

9. **BREAK OUT FOR CITIZENS' QUESTIONS & STAFF ANSWER SEGMENT:** [:20:40 PM](#)

At approximately 8: 21 p.m., Scott Cowdell adjourned the Alta Quadrant Meeting.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

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Scott Cowdell  
Council Chairman

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Pam Lehman  
Council Office Manager,

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